

ORDINANCE NUMBER 2000-05-CM
AN ORDINANCE AMENDING SECTION 3
OF ORDINANCE NUMBER 79-31-CM
BEING THE UNIFIED SUBDIVISION ORDINANCE
OF TIPPECANOE COUNTY, INDIANA

BE IT ORDAINED by the County Commissioners of Tippecanoe County, Indiana that Ordinance Number 79-31-CM, being the Unified Subdivision Ordinance of Tippecanoe County, is hereby amended as follows:

Section 1. That (c) Parcels Not Abutting a Public Road, of part (3), Standards, of subsection 3.5, Parcelization, of Section 3, SUBDIVISION APPLICATION PROCEDURES AND APPROVAL PROCESSES, is hereby amended by deleting the words "either" and "or at the time of driveway permit issuance" from the last sentence to read as follows:

For parcels that do not abut a public road, the minimum parcel width shall be in accordance with the requirements of Tippecanoe County Code Chapter 41 or its successor, "The Private Sewage Disposal Ordinance of Tippecanoe County". For each such parcel, either a front lot line and all necessary setbacks or a building setback of 25 feet from all property lines, shall be included either on the drawings or recorded as a covenant. An easement for vehicular access and utility placement, connecting all such parcels to a public road, shall be provided at the time of parcelization.

Section 2. That subsection 3.5, Parcelization, of Section 3, SUBDIVISION APPLICATION PROCEDURES AND APPROVAL PROCESSES, is hereby amended by adding a new part (8) as follows:

- (8) Creating New Building Sites Over Approved Parcels
- (a) Tracts zoned residential, commercial or industrial, which were the subject of one or more prior recorded parcelizations may be included in a Major Subdivision. Such Major Subdivision shall be proposed by the owner or owners of all land included therein, and may be proposed without dis solving the prior parcelization. Upon recording the Major Subdivision, all lot lines, covenants, restrictions, building restrictions and easements which were a part of the parcelization, whether created at the time of or subsequent to the parcelization either by deed or operation of law, shall be revoked and be void. Any right-of-way granted or dedicated to the public under Section 3.5, or any easement utilized by a utility, providing access and/or drainage rights shall not be revoked or voided.
- (b) Parcels which were the subject of an approved and recorded parcelization and on which no building site remains, may be combined with other such parcels and/or unparcelized tracts to create new tracts qualifying under the Exemption A provision of the definition of Subdivision. Provided, however, that all such exempt tracts created contain only land from the original parent tract.

Section 3. This ordinance shall be in full force and effect from and after the date of passage.

ADOPTED AND PASSED BY THE BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA THIS 7th DAY OF February, 2000.

Yes	<div>THE BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE</div> <div>_____</div> <div>Ruth E. Shedd, President</div>
Yes	<div>_____</div> <div>John L. Knochel, Vice President</div>
Yes	<div>_____</div> <div>Kathleen Hudson, Member</div>

ATTEST:

Robert A. Plantenga, Auditor